



March 21, 2006 CPC
June 20, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0194
(AMENDED)

Bluestone Real Estate, LLC

Clover Hill Magisterial District
Providence Elementary; Providence Middle; and
Monacan High Schools Attendance Zones
North line of Hull Street Road

REQUEST: (AMENDED) Rezoning from Agricultural (A) and Corporate Office (O-2) to Residential Townhouse (R-TH) with Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A residential townhouse development with a maximum of 101 dwelling units is planned, yielding a density of approximately 3.5 dwelling units per acre.

(IN ORDER FOR THE PLANNING COMMISSION TO CONSIDER THIS REQUEST AT THEIR MEETING, A \$250.00 DEFERRAL FEE MUST BE PAID PRIOR TO THE PUBLIC HEARING.)

RECOMMENDATION

The applicant has requested a thirty (30) day deferral to allow additional time to work with area property owners to address their concerns. A deferral to the July Planning Commission meeting would require the submission of any revisions no later than June 19, 2006. Otherwise, a longer deferral may be appropriate.

CASE HISTORY

Planning Commission Meeting (3/21/06):

At the request of the applicant, the Commission deferred this case to April 18, 2006.

Staff (3/22/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than April 17, 2006, for consideration at the Commission's June 20, 2006, public hearing.

Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (4/17/06):

The application was amended to request Residential Townhouse (R-TH) zoning. Revisions to the proffers, Textual Statement and master plan were submitted.

Applicant, 360 Corridor Committee, Staff and Clover Hill Commissioner (4/25/06):

A meeting was held to discuss the proposal.

Applicant, 360 Corridor Committee and Clover Hill District Commissioner (5/30/06):

A meeting was held to discuss this proposal.

**VILLAS AT AMBERDALE
TEXTUAL STATEMENT
CASE 06SN0194
Revised April 25, 2006**

Single family detached residential dwellings subject to the requirements of the Zoning Ordinance for the Residential Townhouse (RTH) Districts, except as follows:

A. Lot Area and width.

Each lot shall have an area not less than 5,000 square feet and a lot width of not less than fifty (50) feet.

B. Setbacks

1. Front yard. A minimum of fifteen (15) feet in depth.
2. Side yard. A minimum of five (5) feet.
3. Corner side yard. A minimum of ten (10) feet.
4. Rear yard. A minimum of twenty (20) feet in depth
5. Accessory buildings and detached garages. The corner side yard setbacks shall be half the required yard for principal structures defined above. The rear and side shall be zero. No garage or accessory building shall exceed 30 feet in width. Windows shall be permitted up to a height of 20 feet.

C. Driveways and Parking Areas

1. Private driveways and parking areas shall not be required to have curb and gutters.
2. Private driveways and parking areas shall not be required to maintain any setback to public rights of way.

D. Group or row design.

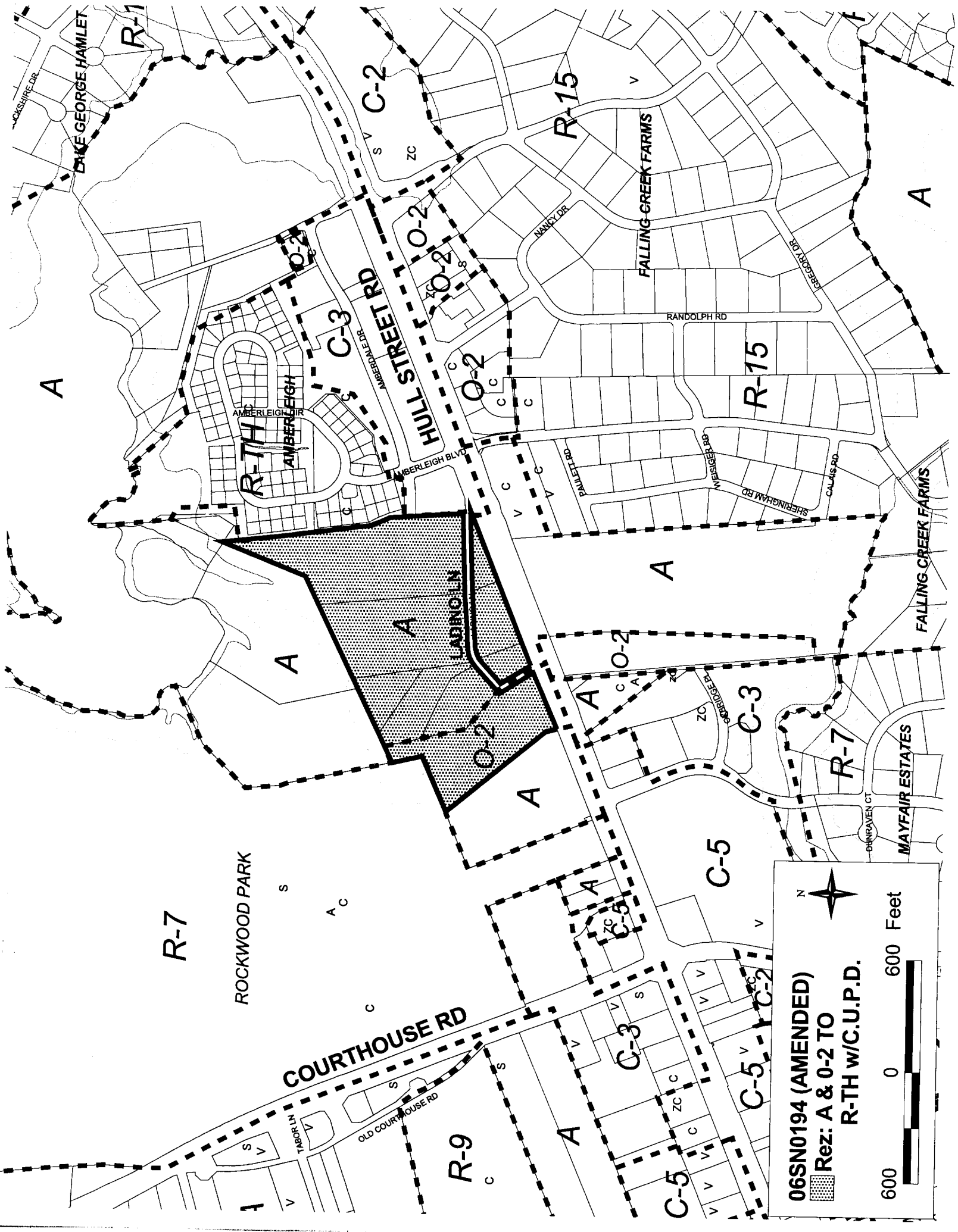
Dwelling units shall not be required to be attached units and shall not be required to have a varied front yard setback.

E. Recreational area.

A minimum acreage of recreational area shall not be required. A focal point will be provided as proffered. Sidewalks and trails as proffered and will provide access to the existing county park if permitted by the Chesterfield County Recreation and Parks Department.

F. One (1) temporary model home permitted in a modular unit provided

1. Such unit shall be utilized for a maximum of two (2) years from the date of Site Plan approval. At the end of the two (2) years, the temporary sales trailer shall be removed and the sales activities may be located within facilities housing recreational uses on the property.
 - i. Such unit shall be subject to the requirements of Section 19-102 of the Ordinance.



N

06SN0194 (AMENDED)
Rez: A & O-2 TO
R-TH w/C.U.P.D.

600

0

600

Feet